144.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,168,200	/	1,168,200
USE VALUE:	1,168,200	/	1,168,200
ASSESSED:	1,168,200	/	1,168,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHESIN DMITRIY A & LAURA R.M.
Owner 2:	
Owner 3:	
Street 1:	152 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GERA DAVID L & MARK -
Owner 2:	-
Street 1:	4 THOMPSON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2823 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

Emma Errera dod 2/2

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4915.000	710,900	3,300	454,000	1,168,200
Total Card	0.113	710,900	3,300	454,000	1,168,200
Total Parcel	0.113	710,900	3,300	454,000	1,168,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.79 /Parcel: 413.79

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93623
GIS Ref	
GIS Ref	
Insp Date	09/22/20

!11191!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	710,900	3300	4,915.	454,000	1,168,200		Year end	12/23/2021
2021	101	FV	691,100	3300	4,915.	454,000	1,148,400		Year End Roll	12/10/2020
2020	101	FV	284,400	3300	4,915.	454,000	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	227,300	3300	4,915.	425,600	656,200	656,200	Year End Roll	1/3/2019
2018	101	FV	234,800	3300	4,915.	351,800	589,900	589,900	Year End Roll	12/20/2017
2017	101	FV	234,800	3300	4,915.	323,400	561,500	561,500	Year End Roll	1/3/2017
2016	101	FV	234,800	3300	4,915.	295,100	533,200	533,200	Year End	1/4/2016
2015	101	FV	221,700	3300	4,915.	289,400	514,400	514,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11191

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERA DAVID L &	75287-100	1	8/3/2020		1,250,000	No	No		
VAN DORPE KATHE	73671-386		11/18/2019	Estate/Div	680,000	No	No		
BOSTLEY PAUL G/	73671-382	1	11/18/2019	Estate/Div	99	No	No		
ERRERA PETER JR	57283-109		8/11/2011	Convenience	99	No	No		John Errera dod 1/3/2017
BOSTLEY NANCY M	24804-568		8/24/1994		1	No	No		A

PRINT

Date	Time
12/30/21	12:04:41

LAST REV

Date	Time
10/26/21	12:08:42
apro	

USER DEFINED

Prior Id # 1:	93623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1942	Addition	40,000	O				
10/23/2012	1371	Re-Roof	10,115	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Measured	PT	Paul T
9/22/2020	Permit Visit	PT	Paul T
9/18/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
1/23/2020	SQ Mailed	MM	Mary M
5/7/2018	Meas/Inspect	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
3/28/2009	Inspected	345	PATRIOT
11/5/2008	Meas/Inspect	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4915		Sq. Ft.	Site		0	80.	1.15	9									453,961						454,000	

Total AC/HA:	0.11283	Total SF/SM:	4915	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	453,961	Spl Credit		Total:	454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11937857
Const Adj.:	1.04989493
Adj $ / SQ:	152.780
Other Features:	147990
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745179
Depreciation:	34278
Depreciated Total:	710901

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

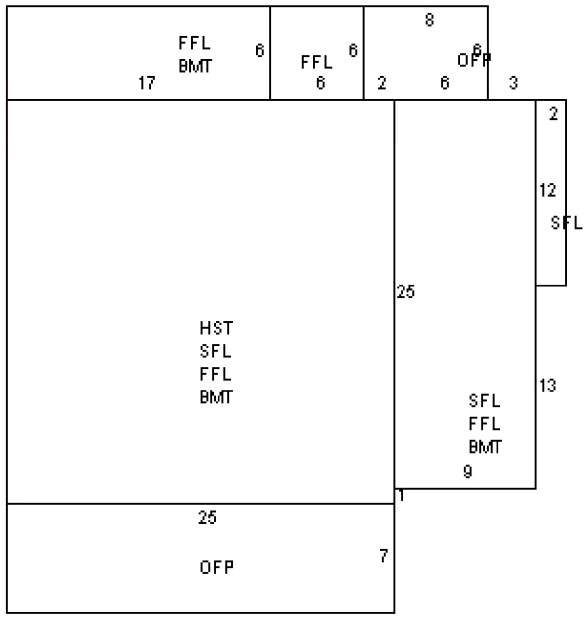
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	203.20
Special Features:	0	Val/Su Net:	206.84
Final Total:	710900	Val/Su SzAd	317.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,013	152.780	154,766
BMT	Basement	977	66.460	64,931
SFL	Second Floor	899	152.780	137,349
HST	Half Story	325	152.780	49,653
OFP	Open Porch	223	25.090	5,595

Net Sketched Area: 3,437 | Total: 412,294

Size Ad 2237 | Gross Area 3762 | FinArea 2823

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	101			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300

PARCEL ID

144.0-0001-0012.0

IMAGE

AssessPro Patriot Properties, Inc